



**Town of Grafton
Zoning Board of Appeals
30 Providence Road
Grafton, MA. 01519**

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THE COMMONWEALTH OF MASSACHUSETTS

**Town of Grafton
BOARD OF APPEALS**

Thursday, July 12, 2018

**Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)**

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The Board of Appeals of the City or Town of Grafton, Massachusetts hereby certifies that a

Comprehensive Permit Under Massachusetts General Laws Chapter 40B

2018 / 7152

has been **Denied**

To : ADAMS ROAD TRUST: HIGH POINT ESTATES

Address : 51 MOUNT JOY AVENUE

City or Town : TEWSKBURY MA 01876

For: TO GRANT A CHANGE TO THE COMPREHENSIVE PERMIT TO AMEND CONDITION #28, DATED DECEMBER 24, 2002, WHICH STATES: EACH OF THE DWELLING UNITS SHALL HAVE NO MORE THAN 4 BEDROOMS, AS TERM "BEDROOM" IS DEFINED IN STATE ENVIRONMENTAL CODE 310 CMR 202.0, TO ALLOW A 5 BEDROOM SEPTIC AND A 5TH BEDROOM FOR ONLY LOT #56, 15 HIGH POINT DRIVE, TO BE USED AS A SINGLE FAMILY HOME ONLY.

Date Filed With The Clerks Office Tuesday, July 24, 2018

affecting the rights of the owner with respect to land or buildings at Tax Plan/Map 41 Lot 256
And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision

granting said **Comprehensive Permit Under Massachusetts General Laws Chapter 40B** and that copies of said decision, and of all plans referred

to in the decision, have been filed with the Town Clerk. Appeals, if any, of this decision must be filed within twenty days (20) after the date of filing of this notice of decision in the Town Clerk's Office. [G.L. c. 40A, sec.15] The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town or city clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that, if such appeal has been filed that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.